

110 TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

**SUMMARY MINUTES OF A MEETING OF THE HISTORIC PRESERVATION
COMMITTEE OF THE TOWN OF LOS GATOS FOR MAY 16, 2007, HELD IN THE
TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.**

The meeting was called to order at 6:00 P.M. by Chair Burch.

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, Len Pacheco and Marico Sayoc

Members Absent: Phil Micciche

Staff Present: Sandy Baily, Associate Planner

ITEM 1: 49 LOS GATOS BLVD

The Committee considered plans to modify a rock retaining wall. Pacheco moved to approve the application subject to the following conditions:

1. The modification of the driveway wall shall replicate the existing wall design.
2. The original rocks shall be incorporated in the wall.
3. The entry steps from the sidewalk shall be retained as is.

Burch seconded, motion passed unanimously. Appeal rights were cited. The Committee stated that the stone decking at the front porch could be changed to wood which is consistent with the development standards of the residential historic districts.

ITEM 2: 123 UNIVERSITY AVENUE

The Committee considered plans to construct a first floor addition to a single family residence in the University/Edelen Historic District. Cowan moved to approve the application with the option that the applicant could use horizontal siding to match the existing house.

Burch seconded, motion passed unanimously. Appeal rights were cited.

ITEM 3: 371 LOS GATOS BLVD AND 219, 221 AND 223 CALDWELL AVENUE

The Committee considered plans to renovate the historic Thrash house, demolish three pre-1941 single family residences and to evaluate other elements of a proposed Planned Development Application to develop the Landmark site. Kendra moved to continue the matter with the following directions/comments for each of the items noted below:

- *Renovation and addition of the historic Thrash house at 371 Los Gatos Blvd. Removal of*

the additions and bringing the house back to its original footprint is a good proposal. The majority of the Committee wanted the addition to match the existing house. The connector of the addition is a good concept.

- *Demolition of the three pre-1941 single family residences on Caldwell Avenue.* The three houses should be saved. Second alternative would be to save two houses. If the deciding body determines that the houses can be demolished, the new houses on Caldwell Avenue should reflect the character of the Caldwell neighborhood. There should be a good transition between the old and new neighborhood. The new houses should be sympathetic in size and architectural style with the neighborhood.
- *Maintaining the Landmark Historic Preservation Overlay zone only on the proposed parcel for the historic Thrash house.* Maintain the LHP overlay zone along Los Gatos Blvd for the two or three lots. If the pre-1941 houses are saved along Caldwell Avenue, the LHP overlay zone should be maintained for those parcels too.
- *Design and siting of the proposed house adjacent to the historic Thrash house on Los Gatos Blvd and how it relates to Caldwell Avenue streetscape.* The mass and scale of the proposed house should be designed to match the Thrash house but the architectural details and character should be different than the Thrash house. One new lot as opposed to two new lots is recommended along the Boulevard to maintain a landscaped setback at the corner of Los Gatos Boulevard and Caldwell Avenue.
- *Fencing for historic Thrash house.* Wood fencing for privacy at the rear yard is acceptable.
- *Proposed detached garage for the historic Thrash house.* The proposed location is acceptable. The garage should be sympathetic to the architectural style of the house and the garage doors should be a carriage style. The proposed arbor connection is a good design.

Pacheco seconded, motion passed unanimously.

ITEM 4: **OTHER BUSINESS**

- a. 222 San Mateo Avenue – The Committee considered a preliminary request for a demolition of a pre-1941 single family residence. Based on the information provided, the Committee stated that they could not support a demolition request. If the structure was truly in bad condition, the Committee recommended that the structural report be updated to reflect the current condition and that that the Committee be permitted to inspect the inside of the house to verify its condition.
- b. 15605 Shannon Rd – The Committee considered a preliminary request for a demolition of a pre-1941 single family residence. The Committee stated that the house had no architectural significance and that the structural report justified that the house was in poor condition. The Committee felt that they could support a demolition request.
- c. 102 Massol Ave – The Committee considered preliminary plans for an

addition/modification to a residence in the Almond Grove Historic District. The Committee felt that the proposed second story was too small and did not integrate well with the existing house. Shed dormer is out of balance.

- d. 506 University Ave - The Committee considered preliminary plans to relocate and modify a pre-1941 single family residence for a subdivision. The Committee stated the concept was acceptable but expressed concern regarding the contiguity of a house frontage appearance along University Avenue possible fencing along this street.

ITEM 5: **APPROVAL OF MINUTES**

The minutes from the meeting of April 18, 2007 were approved.

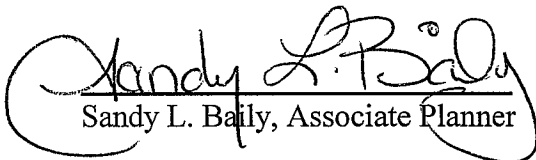
ITEM 6: **STATUS OF PREVIOUS APPLICATIONS**

There was nothing to report regarding the status of previous applications.

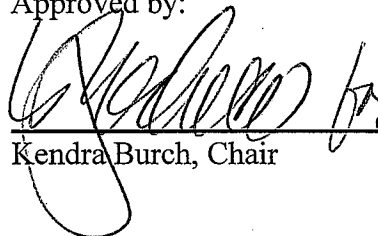
ITEM 7: **ADJOURNMENT**

The meeting was adjourned at 8:30 P.M. to a special meeting scheduled for May 29, 2007.

Prepared by:


Sandy L. Baily, Associate Planner

Approved by:


Kendra Burch, Chair